

26 Illingworth St, Wanniassa, ACT, 2903

MY MORRIS

House For Sale

Thursday, 16 January 2025

26 Illingworth St, Wanniassa, ACT, 2903

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

My Indoor Outdoor Flow

My new owners will love my:

- Generously sized, split-level layout designed for family living
- Modern comforts including ducted heating, evaporative cooling, and quality hybrid flooring
- Segregated main bedroom retreat with custom storage, luxurious ensuite and adjacent sitting room.
- Amazing outdoor entertaining area with built-in cabinetry and a sunken spa.
- Convenient location close to schools, ovals, and Lake Tuggeranong.

Impressive in both size and design, this split-level four-bedroom ensuite home offers everything a modern family could desire. The thoughtfully designed layout provides versatility, ensuring that every member of the household has their own space while maintaining an inviting, open flow. Located in a quiet street with no through traffic, this home is surrounded by friendly neighbours and a peaceful atmosphere.

Comfort and practicality combine with features like ducted heating, evaporative cooling, and quality hybrid flooring throughout the living areas. These upgrades ensure year-round comfort, while the external shutters on the front bedrooms offer privacy and energy efficiency. The updated kitchen is a highlight, boasting an island bench, gas cooktop, and an abundance of storage, making it both stylish and functional.

The main bedroom is a true retreat, positioned away from the other bedrooms for added privacy. It features a full wall of custom-fitted built-in robes and a modern ensuite with a walk-in shower and wall-mounted vanity. Adjacent to this sanctuary is a second living space, perfect for use as a parents' retreat, home office, or media room.

Outdoor living is elevated to a new level with the expansive covered entertaining area. Built-in cabinetry, a sunken spa, and ample space for large family gatherings make this area ideal for hosting friends or simply enjoying a quiet evening outdoors. The renovated laundry, complete with bench space and cupboards, and the additional storage options throughout the home add to its practicality.

Car enthusiasts and hobbyists will appreciate the double carport and single garage with workshop space. The home is also designed to maximize natural light in winter while providing shade in the summer, enhancing its energy efficiency.

Situated within walking distance of sought-after schools, ovals, and Lake Tuggeranong, this property offers an enviable lifestyle. St Anthony's Primary School is conveniently located at the end of the street, while Wanniasa Senior School and other local amenities are just a short stroll away.

Don't miss your chance to view this remarkable home. Its thoughtful design, modern comforts, and prime location make it a standout opportunity for families of all sizes.

My sale specifics:

Built: 1976 (approx)

Block size: 709sqm (approx)

UV: \$485,000

Living size: 149.21sqm (approx)

EER: 5.0 stars

Rates: \$2,792.00 p/a (approx)

Land tax: \$4,540.00 p/a (approx) - if the property is leased

Rental estimate: \$820 - \$840 p/w